

003.0

0005

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,040,900 / 1,040,900

APPRAISED: 1,040,900 / 1,040,900

USE VALUE: 1,040,900 / 1,040,900

ASSESSED: 1,040,900 / 1,040,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17-17A		MAGNOLIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BENNETT CHARLES JR & MAUREE	
Owner 2:	
Owner 3:	

Street 1: 100 CUTTER HILL ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as

Two Family with a Multi-Garden Building built about 1909,

having primarily Asbestos Exterior and 3019 Square Feet, with

2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4

Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							3356
							GIS Ref
							GIS Ref
							Insp Date
							08/26/17



Patriot

Properties Inc.

!334!

USER DEFINED

Prior Id # 1: 3356

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT

Parcel ID

003.0-0005-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	606,600	2700	4,000.	432,000	1,041,300	1,041,300	Year End Roll	12/18/2019
2019	104	FV	436,800	2700	4,000.	459,000	898,500	898,500	Year End Roll	1/3/2019
2018	104	FV	436,800	2700	4,000.	334,800	774,300	774,300	Year End Roll	12/20/2017
2017	104	FV	409,400	0	4,000.	291,600	701,000	701,000	Year End Roll	1/3/2017
2016	104	FV	409,400	0	4,000.	248,400	657,800	657,800	Year End	1/4/2016
2015	104	FV	365,800	0	4,000.	243,000	608,800	608,800	Year End Roll	12/11/2014
2014	104	FV	365,800	0	4,000.	199,800	565,600	565,600	Year End Roll	12/16/2013
2013	104	FV	380,200	0	4,000.	190,100	570,300	570,300		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13046-511		8/27/1976		53,000	No	No	N	

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/16/2006	885	Redo Kit	30,000			G8	GR FY08	& bth 8 windows 2
6/25/2001	422	Porch	7,500 C					REBUILD FRONT PORC

Sign: VERIFICATION OF VISIT NOT DATA / / /

